

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

January 26, 2006

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas A. Selby

Commissioners

Richard Truesdell, Chairperson
Byron Goynes, Vice-Chairperson
Steven Evans
Leo Davenport
David W. Steinman
Glenn E. Trowbridge
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 S. Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the minutes of the **December 15, 2005** Planning Commission Meeting minutes by reference (_____ Vote)

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TMP-9899 - TENTATIVE MAP - RAINBOW RANCHO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GRB SGG LLC - Request for a Tentative Map FOR AN 84-UNIT SINGLE FAMILY DEVELOPMENT on 7.50 acres adjacent to the southeast corner Rancho Drive and Rainbow Boulevard (APN 125-35-401-003), C-1 (Limited Commercial Zone) [PROPOSED R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone, Ward 6 (Ross).
2. TMP-10753 - TENTATIVE MAP - CHARLESTON VILLAGE ESTATES - APPLICANT/OWNER: CHARLESTON LAMB, LLC - Request for a Tentative Map FOR A 37-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese).
3. ANX-10579 - ANNEXATION - OWNER/APPLICANT: ST. THOMAS CATHOLIC CHURCH - Petition to Annex property located at the southeast corner of Roberta Lane and Apricot Lane, containing approximately 2.5 acres (APN 138-13-801-002), Ward 5 (Weekly).

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ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

4. MSP-10761 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: VISION SIGN, INC. - OWNER: CENTENNIAL FESTIVAL, LLC. - Request for a Master Sign Plan FOR A COMMERCIAL/RETAIL DEVELOPMENT on 10.10 acres adjacent to the north side of Charleston Boulevard, approximately 400 feet east of Torrey Pines Drive (APNs 138-35-801-002, 138-35-803-001, and 138-35-403-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

PUBLIC HEARING ITEMS:

5. ABEYANCE - RENOTIFICATION - GPA-9127 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: RE (RURAL ESTATES) TO: L (LOW DENSITY RESIDENTIAL) on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-304-005, 006, 007; 125-26-401-001 and 002), Ward 6 (Ross).
6. ABEYANCE - GPA-10477 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: VALUE MARKET - OWNER: ADMOON AND ELIZABETH YALDA - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 0.21 acres at 1510 East Sahara Avenue (APN 162-02-411-019), Ward 3 (Reese).
7. ABEYANCE - SUP-9615 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VALUE MARKET - OWNER: ADMOON YALDA AND ELIZABETH YALDA - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND FROM THE 1,000-FOOT SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at the northwest corner of Sahara Avenue and Chapman Drive (APN 162-02-411-019), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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8. ABEYANCE - SUP-10149 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FABULOUS FREDDY'S CAR WASH - OWNER: MONTECITO PADS, LLC - Request for a Special Use Permit FOR A PROPOSED DRIVE-THROUGH FACILITY at the southwest corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross).
9. SUP-10798 - SPECIAL USE PERMIT RELATED TO SUP-10149 - PUBLIC HEARING - APPLICANT: FABULOUS FREDDY'S CAR WASH - OWNER: MONTECITO PADS, LLC - Request for a Special Use Permit FOR AN AUTOMOBILE MAINTENANCE (OIL AND LUBE) FACILITY at the southwest corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross).
10. ABEYANCE - SDR-10148 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10149 AND SUP-10798 - PUBLIC HEARING - APPLICANT: FABULOUS FREDDY'S CAR WASH - OWNER: MONTECITO PADS, LLC - Request for a Site Development Plan Review FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A PROPOSED 4,975 SQUARE-FOOT CONVENIENCE STORE; A 4,071 SQUARE-FOOT CARWASH (AUTOMATIC); AND A 1,748 SQUARE-FOOT AUTOMOBILE MAINTENANCE FACILITY (OIL AND LUBE) on 1.87 acres at the southwest corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross).
11. SUP-10815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TETON DURANGO 2006, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MINOR at the southwest corner of Durango Drive and Ackerman Avenue (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
12. ABEYANCE - RENOTIFICATION - SDR-10071 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10815 - PUBLIC HEARING - APPLICANT/OWNER: TETON DURANGO 2006, LLC - Request for a Site Development Plan Review FOR A PROPOSED 13,722 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED, AND WAIVERS OF BUILDING PLACEMENT, PERIMETER, AND FOUNDATION LANDSCAPING STANDARDS on 2.18 acres at the southwest corner of Durango Drive and Ackerman Avenue (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

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13. **ABEYANCE - SDR-10483 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PARKMEED MALIBU CANYON, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 92 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 4.62 acres at 8400 West Charleston Boulevard (APN 138-33-401-014), R-PD18 (Residential Planned Development - 18 Units Per Acre) Zone, Ward 2 (Wolfson).
14. **GPA-7292 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: VARIOUS** - Request to designate Future Land Use Designations located on the West Las Vegas Area Plan Map, Ward 5 (Weekly).
15. **GPA-9219 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. Wards: 1 (Tarkanian), 3 (Reese), and 5 (Weekly).
16. **GPA-10830 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: C (COMMERCIAL) on 1.23 acres at 601 Fremont Street (APN 139-34-611-018), Ward 5 (Weekly).
17. **GPA-10835 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a General Plan Amendment to amend Section 2.5 of the Centennial Hills Sector Plan to make the land use categories consistent with the Land Use Element of the 2020 Master Plan and to amend Section 3.4 of the Centennial Hills Sector Plan to refer to the Town Center Development Standards Manual, Wards 4 (Brown), 5 (Weekly) and 6 (Ross).
18. **GPA-9946 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A., LLC - OWNER: TRIMMER FAMILY, LLC, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APNs 125-27-802-011 and 013), Ward 6 (Ross).

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19. ZON-9947 - REZONING RELATED TO GPA-9946 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A., LLC - OWNER: TRIMMER FAMILY, LLC, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APNs 125-27-802-011 and 013), Ward 6 (Ross).
20. VAR-9957 - VARIANCE - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A., LLC - OWNER: TRIMMER FAMILY, LLC, ET AL - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10 FEET WHERE 54 FEET IS THE MINIMUM SETBACK REQUIRED on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APNs 125-27-802-011 and 013), U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] and R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 6 (Ross).
21. SDR-9952 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VARIANCE 9957 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A., LLC - OWNER: TRIMMER FAMILY, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 18,090 SQUARE-FOOT OFFICE COMPLEX, WAIVER OF PARKING LOT AND FOUNDATION LANDSCAPING STANDARDS; AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE A MINIMUM OF 15 FEET IS REQUIRED on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APNs 125-27-802-011 and 013), U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] and R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 6 (Ross).
22. GPA-10723 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SHAMROCK PROPERTIES II, LLC - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.98 acres adjacent to the north side of Oakey Boulevard, approximately 610 feet west of Arville Street (APN 162-06-202-006), Ward 1 (Tarkanian).
23. ZON-10724 - REZONING RELATED TO GPA-10723 - PUBLIC HEARING - APPLICANT/OWNER: SHAMROCK PROPERTIES II, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.98 acres adjacent to the north side of Oakey Boulevard, approximately 610 feet west of Arville Street (APN 162-06-202-006), Ward 1 (Tarkanian).

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24. **GPA-10745 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 6.71 acres at 3651 North Rancho Drive (APN 138-12-202-002), Ward 6 (Ross).
25. **ZON-10747 - REZONING RELATED TO GPA-10745 - PUBLIC HEARING - APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 6.71 acres at 3651 North Rancho Drive (APN 138-12-202-002), Ward 6 (Ross).
26. **SDR-10748 - SITE DEVELOPMENT PLAN REVIEW RELATED GPA-10745 AND ZON-10747 - PUBLIC HEARING - APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 144-UNIT APARTMENT COMPLEX TO CONDOMINIUMS on 6.71 acres at 3651 North Rancho Drive (APN 138-12-202-002), C-2 (General Commercial) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).
27. **GPA-10756 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KURT A. AND DEBORAH A. MYCHAJLONKA** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.98 acres at 5051 West Craig Road and 4313 Thom Boulevard (APNs 138-01-701-001 and -002), Ward 6 (Ross).
28. **ZON-10754 - REZONING RELATED TO GPA-10756 - PUBLIC HEARING - APPLICANT/OWNER: KURT A. AND DEBORAH A. MYCHAJLONKA** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.49 acres at 4313 Thom Boulevard (APN 138-01-701-002), Ward 6 (Ross).
29. **SUP-10755 - SPECIAL USE PERMIT RELATED TO GPA-10756 AND ZON-10754 - PUBLIC HEARING - APPLICANT/OWNER: KURT A. AND DEBORAH A. MYCHAJLONKA** - Request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL WITHOUT OUTSIDE PENS at 5051 West Craig Road and 4313 Thom Boulevard (APNs 138-01-701-001 and -002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

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30. **SDR-10757 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10756, ZON-10754, AND SUP-10755 - PUBLIC HEARING - APPLICANT/OWNER: KURT A. AND DEBORAH A. MYCHAJLONKA** - Request for a Site Development Plan Review FOR A PROPOSED 5,385 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL WITHOUT OUTSIDE PENS AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.49 acres at 4313 Thom Boulevard (APN 138-01-701-002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).
31. **GPA-10763 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FOSTER FAMILY TRUST 1988, ET AL** - Request to amend a portion of the Centennial Hills Sector of the Master Plan FROM: SC (SERVICE COMMERCIAL) AND O (OFFICE) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 7.80 acres at 9167, 9092, and 9040 West Cheyenne Avenue (APN 138-08-401-008, 009 and 013), Ward 4 (Brown).
32. **ZON-10766 - REZONING RELATED TO GPA-10763 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FOSTER FAMILY TRUST 1988, ET AL** - Request for Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO N-S (NEIGHBORHOOD SERVICE) TO: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) on 7.80 acres at 9167, 9092, and 9040 West Cheyenne Avenue (APN 138-08-401-008, 009 and 013), Ward 4 (Brown).
33. **VAR-10765 - VARIANCE RELATED TO GPA-10763 AND ZON-10766 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FOSTER FAMILY TRUST 1988, ET AL** - Request for a Variance TO ALLOW 21,864 SQUARE FEET OF OPEN SPACE WHERE 40,364 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED FOR A PROPOSED SINGLE-FAMILY DEVELOPMENT on 7.80 acres at 9167, 9092, and 9040 West Cheyenne Avenue (APNs 138-08-401-008, 009 and 013), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to O (Office) Zone and U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone], Ward 4 (Brown).

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34. **SDR-10769 – SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10763, ZON-10766 AND VAR-10765 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FOSTER FAMILY TRUST 1988, ET AL** - Request for a Site Development Plan Review FOR A 56-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 7.80 acres at 9167, 9092, and 9040 West Cheyenne Avenue (APNs 138-08-401-008, 009 and 013), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to O (Office) Zone and U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone], Ward 4 (Brown).
35. **GPA-10776 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request to amend a portion of the Southwest Sector Map of the Master Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), Ward 4 (Brown).
36. **ZON-10778 - REZONING RELATED TO GPA-10776 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), Ward 4 (Brown).
37. **VAR-10780 - VARIANCE - PUBLIC HEARING RELATED TO GPA-10776 AND ZON-10778 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for a Variance TO ALLOW A REDUCTION OF THE LANDSCAPE BUFFERING STANDARDS adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).
38. **VAR-10781 - VARIANCE - PUBLIC HEARING RELATED TO GPA-10776, ZON-10778 AND VAR-10780 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for a Variance TO ALLOW A 39-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 135 FEET IS THE MINIMUM SETBACK REQUIRED adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).

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39. **SUP-10783 - SPECIAL USE PERMIT RELATED TO GPA-10776, ZON-10778, VAR-10780 AND VAR-10781 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).
40. **SDR-10784 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10776, ZON-10778, VAR-10780, VAR-10781 AND SUP-10783 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC.** - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 45 FOOT HIGH, MIXED-USE DEVELOPMENT CONSISTING OF 25 RESIDENTIAL UNITS AND 13,243 SQUARE FEET OF OFFICE SPACE, WAIVERS TO ALLOW A MINIMUM LOT WIDTH OF 59 FEET WHERE 100 FEET IS THE MINIMUM LOT WIDTH REQUIRED, AND TO ALLOW A REDUCTION OF PERIMETER LANDSCAPING STANDARDS on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).
41. **GPA-10789 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC.** - Request to amend a portion of the Southeast Sector of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), Ward 5 (Weekly).
42. **ZON-10792 - REZONING RELATED TO GPA-10789 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC.** - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), Ward 5 (Weekly).
43. **VAR-10793 - VARIANCE RELATED TO GPA-10789 AND ZON-10792 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC.** - Request for a Variance TO ALLOW A TRASH ENCLOSURE 48 FEET FROM A RESIDENTIAL USE WHERE 50 FEET IS THE MINIMUM DISTANCE REQUIRED on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).

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44. **VAR-10795 - VARIANCE RELATED TO GPA-10789, ZON-10792 AND VAR-10793 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC.** - Request for a Variance TO ALLOW A 16.3 FRONT-YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).
45. **SDR-10796 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10789, ZON-10792, VAR-10793 AND VAR-10095 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC.** - Request for a Site Development Plan Review FOR A PROPOSED 24-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER TO REDUCE THE WIDTH OF A REQUIRED 15-FOOT SIDE YARD LANDSCAPE PLANTER on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).
46. **GPA-10799 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PAGEANTRY DEVELOPMENT COMPANY - OWNER: RANCHO AIR CENTER, INC., ET AL** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L-I/R (LIGHT INDUSTRY/RESEARCH) TO: M (MEDIUM DENSITY RESIDENTIAL) on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), Ward 5 (Weekly).
47. **ZON-10803 - REZONING RELATED TO GPA-10799 - PUBLIC HEARING - APPLICANT: PAGEANTRY DEVELOPMENT COMPANY - OWNER: RANCHO AIR CENTER, INC., ET AL** - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE) on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), Ward 5 (Weekly).
48. **SDR-10806 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10799 AND ZON-10803 - PUBLIC HEARING - APPLICANT: PAGEANTRY DEVELOPMENT COMPANY - OWNER: RANCHO AIR CENTER, INC., ET AL** - Request for a Site Development Plan Review FOR A 513-UNIT CONDOMINIUM DEVELOPMENT on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007 and 008), C-M (Commercial/Industrial) Zone [PROPOSED: R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone], Ward 5 (Weekly).

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49. **GPA-10841 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: O (OFFICE) on 5.17 acres of a 10.58-acre parcel at 2200 West Mesquite Avenue (a portion of APN 139-29-801-005), Ward 5 (Weekly).
50. **ZON-10838 - REZONING RELATED TO GPA-10841 - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE** - Request for a Rezoning FROM: C-V (CIVIC) TO: O (OFFICE) on 5.17 acres of a 10.58 acre parcel at 2200 West Mesquite Avenue (a portion of APN 139-29-801-005), Ward 5 (Weekly).
51. **VAR-10840 - VARIANCE RELATED TO GPA-10841 AND ZON-10838 - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 122 FEET WHERE 192 FEET IS THE MINIMUM SETBACK REQUIRED on 10.58 acres at 2200 West Mesquite Avenue (APN 139-29-801-005), R-1 (Single Family Residential) Zone under Resolution of Intent to O (Office) Zone and C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly).
52. **SDR-10836 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10841, ZON-10838, AND VAR-10840 - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE** - Request for a Site Development Plan Review FOR A PROPOSED OFFICE COMPLEX AND WAIVERS TO ALLOW A BUILDING HEIGHT OF FOUR STORIES WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE EIGHT FEET IS THE MINIMUM WIDTH REQUIRED on 10.58 acres at 2200 West Mesquite Avenue (APN 139-29-801-005), R-1 (Single Family Residential) Zone under Resolution of Intent to O (Office) Zone and C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly).
53. **MOD-10791 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: WELLS FARGO-CORPORATE PROPERTIES - OWNER: SHADOW HILLS PLAZA, LLC** - Request for a Major Modification to the Lone Mountain Master Development Plan TO ALLOW A FINANCIAL INSTITUTION, GENERAL WITH DRIVE-THROUGH in the VC (Village Commercial) Lone Mountain Special Land Use Designation, Ward 4 (Brown).

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54. **SDR-10787 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-10791 - PUBLIC HEARING - APPLICANT: WELLS FARGO-CORPORATE PROPERTIES - OWNER: SHADOW HILLS PLAZA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 4,738 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL WITH DRIVE-THROUGH on 6.77 acres at 10470 West Cheyenne Avenue (APN 137-12-817-005), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).
55. **ZON-10774 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: HOT ENDEAVOR, LLC** - Request for Rezoning FROM: U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION] TO: R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive (APN 138-28-401-015), Ward 2 (Wolfson).
56. **SDR-10771 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-10774 - PUBLIC HEARING - APPLICANT/OWNER: HOT ENDEAVOR, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 123-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF PARKING LOT LANDSCAPING STANDARDS on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive (APN 138-28-401-015), U (Undeveloped) Zone [M (Medium Density Residential) Master Plan Designation] [PROPOSED: R-PD25 (Residential Planned Development – 25 Units Per Acre) Zone], Ward 2 (Wolfson).
57. **ZON-10807 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC** - Request for a Rezoning FROM: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 21.66 acres adjacent to the north side of La Madre Way, between Maverick Street and Jones Boulevard (APNs 125-35-701-005 through 010 and 125-35-702-003 through 006), Ward 6 (Ross).
58. **VAC-10808 - VACATION RELATED TO ZON-10807 - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC** - Petition to Vacate Bronco Lane, between La Madre Way and Washburn Road, Ward 6 (Ross).

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59. **SDR-10804 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-10807 AND VAC-10808 - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 75-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 21.66 acres adjacent to the north side of La Madre Way, between Maverick Street and Jones Boulevard (APNs 125-35-701-005 through 010 and 125-35-702-003 through 006), R-D (Single Family Residential - Restricted) Zone and U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).
60. **ZON-10794 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ARTISAN HOTEL AND SPA, LLC.** - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.34 acres at the southwest corner of Sahara Avenue and Highland Drive (APNs 162-09-102-008, 009, and 010), Ward 1 (Tarkanian).
61. **ZON-10816 - REZONING - PUBLIC HEARING - APPLICANT: BRAMBLE DEVELOPMENT GROUP, INC. - OWNER: TALON-DURANGO, LLC** - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) WITH WAIVERS TO ALLOW LOT WIDTHS OF 80 FEET WHERE 100 FEET IS THE MINIMUM REQUIRED, AND 84 FEET WHERE 100 FEET IS THE MINIMUM REQUIRED on 0.59 acres adjacent to the east side of Jones Boulevard, approximately 900 feet south of Charleston Boulevard (APN 163-01-110-005 and a portion of 003), Ward 1 (Tarkanian).
62. **VAR-10667 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANNY S. McFADDEN** - Request for a Variance TO ALLOW A PROPOSED ACCESSORY STRUCTURE TO BE FOUR FEET TALLER THAN THE MAIN BUILDING (SINGLE-FAMILY DWELLING) on 0.53 acres at 1979 Belcastro Street (APN 163-03-701-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
63. **VAR-10682 - VARIANCE - PUBLIC HEARING - APPLICANT: D & R JACKSON ENTERPRISES - OWNER: MARIANNE HICKS KIFER** - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF TWO FEET WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED CARPORT AND TO ALLOW A SIX-FOOT HIGH BLOCK WALL WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED on 0.95 acres at 2020 Waldman Avenue (APN 162-04-114-003), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

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64. VAR-10706 - VARIANCE - PUBLIC HEARING - APPLICANT: SHELLEY BROWN - OWNER: ARTHUR AND SUSAN RESNICK FAMILY TRUST - Request for a Variance TO ALLOW NO SIDE YARD SETBACK FOR AN EXISTING CASITA WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres at 2822 Ashby Avenue (APN 162-05-510-011), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
65. VAR-10759 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAFAEL & LILIANA MIRCHOU TRUST - Request for a Variance TO ALLOW 66 PARKING SPACES WHERE 75 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED OFFICE DEVELOPMENT at 865, 869, 873 and 875 Eastern Avenue (APNs 139-25-310-001 through 005), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
66. VAR-10760 - VARIANCE RELATED TO VAR-10759 - PUBLIC HEARING - APPLICANT/OWNER: RAFAEL & LILIANA MIRCHOU TRUST - Request for a Variance TO ALLOW A 45-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 96 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A TRASH RECEPTACLE ADJACENT TO A RESIDENTIAL PARCEL WHERE A SEPARATION OF 50 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED FOR A PROPOSED OFFICE DEVELOPMENT at 865, 869, 873 and 875 Eastern Avenue (APNs 139-25-310-001 through 005), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
67. SDR-10758 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-10759 AND VAR-10760 - PUBLIC HEARING - APPLICANT/OWNER: RAFAEL & LILIANA MIRCHOU TRUST - Request for a Site Development Plan Review FOR A PROPOSED 20,038 SQUARE-FOOT OFFICE DEVELOPMENT AND WAIVERS TO ALLOW A REDUCTION OF PERIMETER AND PARKING LOT LANDSCAPING STANDARDS on 1.03 acres at 865, 869, 873 and 875 Eastern Avenue (APNs 139-25-310-001 through 005), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
68. VAR-10773 - VARIANCE - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC - Request for a Variance TO ALLOW 3,225 PARKING SPACES WHERE 3,540 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 28.69 acres 8750 Alta Drive (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) Master Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson).

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69. **SDR-10770 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-10773 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC** - Request for a Site Development Plan Review FOR A TEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 699,000 SQUARE-FEET OF COMMERCIAL SPACE AND 340 RESIDENTIAL UNITS on 28.69 acres 8750 Alta Drive (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) Master Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson).
70. **VAR-10849 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Variance TO ALLOW NO PARKING SPACES WHERE FIVE SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE on 1.95 acres at the northwest corner of Christinas Cove Avenue and Ericas Eden Street (APNs 125-04-111-057 through 059), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).
71. **SUP-10848 - SPECIAL USE PERMIT RELATED TO VAR-10849 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE at the northwest corner of Christinas Cove Avenue and Ericas Eden Street (APNs 125-04-111-057 through 059), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).
72. **VAR-10852 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Variance TO ALLOW NO PARKING SPACES WHERE FIVE SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE on 1.80 acres adjacent to the west side of Solitude Summit Street, approximately 450 feet north of Log Cabin Way (APNs 125-05-610-004 through 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).
73. **SUP-10851 - SPECIAL USE PERMIT RELATED TO VAR-10852 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE adjacent to the west side of Solitude Summit Street, approximately 450 feet north of Log Cabin Way (APNs 125-05-610-004 through 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

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74. **VAR-10855 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.**
- Request for a Variance TO ALLOW NO PARKING SPACES WHERE FIVE SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE on 1.68 acres at the northwest corner of Alameda Falls Avenue and Cowboys Dream Street (APNs 125-04-212-003 through 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).
75. **SUP-10853 - SPECIAL USE PERMIT RELATED TO VAR-10855 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.**
- Request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE at the northwest corner of Alameda Falls Avenue and Cowboys Dream Street (APNs 125-04-212-003 through 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).
76. **VAR-10857 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.**
- Request for a Variance TO ALLOW NO PARKING SPACES WHERE FIVE SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE on 1.48 acres at the northeast corner of Alameda Falls Avenue and Angels Loft Street (APNs 125-04-214-003 through 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).
77. **SUP-10856 - SPECIAL USE PERMIT RELATED TO VAR-10857 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.**
- Request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE on 1.48 acres at the northeast corner of Alameda Falls Avenue and Angels Loft Street (APNs 125-04-214-003 through 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).
78. **SUP-10782 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GATEWAY LAS VEGAS, LLC**
- Request for a Special Use Permit FOR A PROPOSED 39-STORY, MIXED-USE DEVELOPMENT on 0.41 acres at 401 East Charleston Boulevard (APN 139-34-410-138), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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79. **SDR-10785 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10782 - PUBLIC HEARING - APPLICANT/OWNER: GATEWAY LAS VEGAS, LLC** - Request for a Site Development Plan Review FOR A 39-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 236 CONDOMINIUM UNITS, 75 CONDOMINIUM/HOTEL UNITS, 3,420 SQUARE FEET OF COMMERCIAL FLOOR SPACE WITH WAIVERS OF THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN BUILDING STEPBACK, STREETScape, AND BUILD-TO-LINE STANDARDS on 0.41 acres at 401 East Charleston Boulevard (APN 139-34-410-138), C-2 (General Commercial) Zone, Ward 5 (Weekly).
80. **SUP-11160 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEW RIVER DEVELOPMENT - OWNER: RANCHO POINT, LLC** - Request for a Special Use Permit FOR A PROPOSED RESIDENCE HOTEL on 2.55 acres at 3930 North Rancho Drive (APN 138-12-110-011), C-2 (General Commercial) Zone, Ward 6 (Ross).
81. **SDR-10802 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11160 - PUBLIC HEARING - APPLICANT: NEW RIVER DEVELOPMENT - OWNER: RANCHO POINT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 121-UNIT RESIDENCE HOTEL WITH WAIVERS OF BUILDING PLACEMENT AND PERIMETER LANDSCAPING STANDARDS on 2.55 acres at 3930 North Rancho Drive (APN 138-12-110-011), C-2 (General Commercial) Zone, Ward 6 (Ross).
82. **SUP-10767 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PEI WEI ASIAN DINER, INC. - OWNER: WITCH KYLE, LLC., ET AL** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT AND A WAIVER OF THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM A SCHOOL at 7101 West Lake Mead Boulevard (APN 138-22-701-007), U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).
83. **SUP-10786 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAXI MART - OWNER: NIMROD BARASHY** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND WAIVERS OF THE 200-FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN AUTO TITLE LOAN, PAWNBROKER, OR ANOTHER FINANCIAL INSTITUTION, SPECIFIED at 2212 East Charleston Boulevard (APN 162-01-101-004), C-2 (General Commercial) Zone, Ward 3 (Reese).

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84. SUP-10993 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA ADULT DAY HEALTHCARE - OWNER: O'BANNON-JONES, LLC - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER (ADULT DAYCARE) at 2008 South Jones Boulevard (APN 163-01-310-001), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

85. SDR-10620 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CAYMAN BAY APARTMENTS, LLC - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A 480-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 19.34 acres at 2701 North Rainbow Boulevard (APN 138-15-701-003), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).

86. SDR-10810 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: YWS ARCHITECTS - OWNER: PECCOLE PROFESSIONAL PARK LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED OFFICE COMPLEX CONSISTING OF 40,560 SQUARE FEET OF MEDICAL OFFICE AND 15,000 SQUARE FEET OF PROFESSIONAL OFFICE, WITH WAIVERS OF BUILDING PLACEMENT, PARKING LOT, AND FOUNDATION LANDSCAPING STANDARDS on 7.22 acres at the northeast corner of Hualapai Way and Alta Drive (APN 138-31-210-007, 009 and 010), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

DIRECTOR'S BUSINESS ITEMS:

87. ABEYANCE - RENOTIFICATION - DIR-9891 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to revise and amend the Las Vegas Downtown Centennial Plan Wards 1 (Tarkanian), 3 (Reese) and 5 (Weekly).
88. ABEYANCE - DIR-10347 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Election of the 2006 Planning Commission Officers.
89. DIR-11049 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to revise and amend the West Las Vegas Plan, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

January 26, 2006

Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.